

SECTION 7 AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT (AR)

7.1 Intent and Purpose:

The intent of this district is:

- a. to preserve and maintain prime agricultural lands;
- b. to preserve and maintain the agricultural economic base of the area by maintaining agriculturally productive parcels of land;
- c. to preserve and maintain the rural character and scenic, open space qualities of the community by protecting existing developed and undeveloped farm lands from unplanned residential, commercial, and industrial development;
- d. to allow for individual rural homesites in locations less conducive to agricultural uses;
- e. to prohibit subdivision developments as a permitted use due to the incompatibility of such development in agricultural areas; and,
- f. to recognize the area's limited services (gravel roads, one room school house, volunteer fire department) to support additional population.

Residential uses within this district are limited, and any future inhabitants in this district must be willing to accept the impacts associated with normal farming practices and related businesses.

The purpose of this Agricultural and Rural Residential District is, when applied to particular land, to provide for the following land use:

- a. The cultivation of ground, including the preparation of soil, planting or seeding and raising and harvesting of crops;
- b. The raising, feeding and managing of livestock, poultry and other animals;
- c. Incidental uses which are customarily and necessarily related to and included within an agricultural pursuit;
- d. Residential uses which are compatible with the rural setting;

- e. Other incidental uses which are necessary to protect and promote the health, safety, welfare, and convenience of rural residential citizens.

7.2 Uses Allowed as a Matter of Right:

- 7.2.1 The cultivation of ground, including the preparation of soil, planting or seeding and the raising and harvesting of trees, timber, fruits, vegetables, flowers, grains and other crops.
- 7.2.2 The maintenance and use of pasture and range lands for agricultural purposes.
- 7.2.3 The raising, feeding, managing and breeding of livestock, poultry, fish, birds and other animals, that do not fall under the definition of commercial feed operation.
- 7.2.4 The excavation of earth and the drilling of wells, exclusively for agricultural and domestic uses.
- 7.2.5 Signs warning against trespass, shooting and hunting on premises.
- 7.2.6 Signs in accordance with Section 11.10.
- 7.2.7 One single-family detached dwelling per parcel or per 160 acres.
- 7.2.8 Barns, corrals and other agricultural buildings and structures accessory to the foregoing uses.
- 7.2.9 The sale on the premises of products produced thereon.
- 7.2.10 The packing, storing and processing of products grown or raised on the premises, together with accessory buildings and structures required therefore.
- 7.2.11 Home occupations.

7.3 Uses Permitted After Securing Approval of a Conditional Use Permit:

- 7.3.1 The subdivision of parcels for residential development in accordance with Sections 10 and 13 of this ordinance.
- 7.3.2 Other facilities for the purpose of selling products produced on the land, together with accessory picnic facilities and similar accommodations for the convenience of patrons.

- 7.3.3 Non-commercial airstrips for the use of aircraft, together with accessory buildings and structures.
- 7.3.4 Agricultural or guest ranch employee housing, including mobile homes, to house persons and their families whose main source of income is derived on the same farm, ranch, or land unit on which such buildings are situated (development right not required), see Section 11.3.
- 7.3.5 Commercial game farms.
- 7.3.6 Commercial feed operations.
- 7.3.7 Public and private schools for the academic education of children.
- 7.3.8 Quarries and quarrying operations.
- 7.3.9 Oil wells, gas wells, and mining.
- 7.3.10 One guest house or one caretaker house per parcel (development right not required).
- 7.3.11 Bed and breakfast inns, private hunting and fishing clubs, and guest ranches.
- 7.3.12 Accessory buildings and structures, the principal use of which is the pursuit of non-agricultural home occupations and hobbies.
- 7.3.13 Community receiving antennas, microwave relay stations, and electric transmission lines.
- 7.3.14 Lumber and logging mills.
- 7.3.15 Churches, public playgrounds, parks, community centers, special events facilities, libraries, museums, and similar uses and buildings.
- 7.3.16 Retail business.
- 7.3.17 Special events facilities.

7.4 Similar Uses:

Uses which in the opinion of the Springhill Planning and Zoning Commission are similar to those listed in Section 7.2 and 7.3 above may be permitted therein.

7.5 Setback Requirements:

7.5.1 Minimum setbacks for all structures shall be 50 feet from any property line.

7.5.2 Minimum setbacks for all structures shall be 125 feet from the center line of the right-of-way of Springhill Road, Springhill Community Road, Walker Road, Forswall Road, Gee Norman Road and Corbly Gulch Road. From all other public roads, the minimum setback of all structures shall be 80 feet from the center line of the right-of-way.

7.5.3 Minimum setbacks for all structures unrelated to the procurement of water shall be fifty (50) feet from the high water mark of any stream or creek.

SECTION 8 PUBLIC LANDS DISTRICT (PL)

8.1 Intent:

Forestry, wildlife habitat, recreation, and grazing on public lands are occupational and leisure pursuits important to the aesthetics and economy of Springhill Community. The amount of land suitable for recreation and forestry is limited due to the area's geographical location, climate and topography. It is the intent of this section to preserve existing multiple uses on Gallatin National Forest lands from unplanned residential, commercial and industrial development by enacting this district. It is also the intent of this district to recognize the adopted policies of the Gallatin National Forest Plan for public lands within the planning district.

National Forest lands are not assigned any development rights within the Springhill Planning and Zoning District. Therefore, in the event that such lands are sold or traded to a private entity, development rights compatible with the Springhill Community Plan and the physical characteristics of the land will be assigned by the Springhill Planning and Zoning Commission. Public hearing and notice requirements will be followed for redesignation of such lands.

Sections 8.2, 8.3, 8.4, and 8.5 only apply to privately owned lands within the Public Lands District.

8.2 Uses Allowed as a Matter of Right:

- 8.2.1 Growing and harvesting of timber and other forest products and related activities, including logging and all operations incidental to and connected therewith.
- 8.2.2 Road building.
- 8.2.3 Crop farming and harvesting.
- 8.2.4 Forest stations and lookouts.
- 8.2.5 Grazing.
- 8.2.6 Non-motorized riding and hiking trails.
- 8.2.7 Structures accessory to any use listed above.

8.3 Uses Permitted After Securing Approval of a Conditional Use Permit:

- 8.3.1 Development and processing of natural resources, including lumber mills, logging camps, mines and mining structures.
- 8.3.2 Campgrounds and seasonal recreational campsites.
- 8.3.3 Stables and corrals.
- 8.3.4 Pack stations.
- 8.3.5 Guest ranches.
- 8.3.6 Cross county ski facilities.
- 8.3.7 Structures and uses accessory to the uses listed herein.
- 8.3.8 Accessory utility buildings and structures.
- 8.3.9 Community-receiving antennas, microwave relay stations and electric transmission lines.

8.4 Similar Uses:

Uses which in the opinion of the Zoning Commission are similar to Section 8.2 and 8.3 above may be permitted therein.

8.5 Parcel Size and Setback Requirements:

- 8.5.1 Parcel size shall not be less than 160 acres.
- 8.5.2 Minimum setbacks for all structures shall be 50 feet from any property line.
- 8.5.3 Minimum setbacks for all structures shall be 80 feet from the center line of all public roads.
- 8.5.4 Minimum setbacks for all structures unrelated to the procurement of water shall be fifty (50) feet from the high water mark of any stream or creek.

SECTION 9 COMMUNITY FACILITIES AND INSTITUTIONS DISTRICT (CFI)

9.1 Intent:

The intent of this district is to provide for public and quasi-public uses throughout the planning district.

9.2 Uses Allowed as a Matter of Right:

1. Community facilities, including fire stations, churches, schools and cemeteries.
2. Accessory uses and buildings customarily appurtenant to a permitted use.

9.3 Similar Uses:

Uses which in the opinion of the Springhill Planning and Zoning Commission are similar to those listed in 9.2 above may be permitted therein.

9.4 Height, Area and Setback Requirements:

- 9.4.1 Height Regulations: No building shall exceed thirty-five (35) feet in height.
- 9.4.2 Parcel width for this district shall not be less than one hundred fifty (150) feet, nor shall the minimum parcel size be less than one (1) acre.
- 9.4.3 Minimum setbacks for all structures shall be 50 feet from any property line.
- 9.4.4 Minimum setbacks for all structures shall be 125 feet from the center line of the right-of-way of Springhill Road, Springhill Community Road, Walker Road, Forswall Road, Gee Norman Road and Corbly Gulch Road. For all other roads, structure setbacks shall be 80 feet from the center line of the right-of-way.
- 9.4.5 Minimum setbacks for all structures unrelated to the procurement of water shall be fifty (50) feet from the high water mark of any creek or stream.